

Property Particulars



BIRCHINGTON

30 THE SQUARE, CT7 9AB

SELF-CONTAINED OFFICE SUITE TO LET

SITUATION

This suite of offices with a ground floor entrance is situated over the Nationwide Building Society premises overlooking The Square. Leading off The Square is Station Road which is the principle shopping street. Within about 100 yards there is a long stay car park in Albion Road.

DESCRIPTION

The premises comprise of a self-contained office suite with its own ground floor entrance and two floors of offices.

The approximate dimensions are as follows:-

Ground Floor

Lobby Area with stairs leading to first floor.

First Floor

Reception	16.09 sq m	173 sq ft
Office 1	10.93 sq m	117 sq ft
Office 2	17.78 sq m	191 sq ft
Office 3	12.35 sq m	133 sq ft
Kitchen area		
Male & female toilets		

Second Floor

Office	14.50 sq m	156 sq ft
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Net area	71.65 sq m	770 sq ft
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AGREEMENT

The premises are to be let upon a full repairing and insuring lease for a term of years to be agreed. Where the lease is for a period in excess of three years at the end of the third year there will be a rent review.

RENT

We are instructed to offer this suite of offices at a rental of **£4,500 per annum exclusive of rates**, subject to contract.

COSTS

Both parties to pay their own legal fees incurred in this transaction.

POSSESSION

Possession will be granted when all documentation has been completed.

VIEWING

Strictly by previous appointment with above agents.

Tel: 01843 841123
Email: admin@clarkecrittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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